

INTRODUCTION AND GENERAL PLAN THEMES

1 INTRODUCTION AND GENERAL PLAN THEMES

The City of Santa Fe and its surrounding region face many pressing planning challenges—from protecting a rich cultural heritage and magnificent physical setting to meeting the demand for affordable housing and reducing traffic congestion. This document attempts to embrace all segments of the city's population and guide the city toward its four-hundredth anniversary. This document replaces the *1983 General Plan* as amended and serves as the city's statement of direction for physical development and conservation.

1.1 SCOPE AND PURPOSE

Because this is a comprehensive, long-term plan for the physical development and conservation of Santa Fe, it lies at the heart of community decisionmaking. It provides guidance for development proposals, capital improvements, annexation, and extension of services.

This General Plan:

- Outlines a vision through the Plan themes that reflects the aspirations of the community;
- Establishes a basis for judging whether development proposals and public projects are consistent with the Plan themes;
- Provides for projects that will enhance the character of the community, preserve critical environmental resources, and minimize hazards;
- Provides the basis for establishing and setting priorities for implementing programs and regulations; and
- Provides the basis for nurturing a vital community and reaching out to all segments of the population.

To ensure that a variety of city actions are consistent with the General Plan, regular on-going use of the Plan is essential. Because the Plan is both general and long-range, there will be circumstances and instances when detailed studies are necessary to implement it.

This document represents the goals and desires of the Santa Fe community as a whole and should be recognized as the city's foremost public statement about Santa Fe's future.

1.2 PLANNING AREA BOUNDARIES

- Figure 1-1 depicts the regional location of the planning area, and Figure 1-2 depicts the urban planning area and urban growth boundary which includes:
- All land within the current city limits;
- Land to the north adjacent to Highway 285;
- Land to the east between the city limits and Santa Fe National Forest;
- Land to the south between the city limits and along Interstate-25; and

- Land to the west including the Municipal Airport, Regional Landfill, Municipal Recreation Complex, and along the Santa Fe Relief Route, Agua Fria Area, excluding the Agua Fria Traditional Historic Community.

1.3 PLAN ORGANIZATION

- **Themes.** The policies within this document reflect 14 overall themes that closely track public comments. The themes are representative of citywide concerns and lay the foundations for the guiding and implementing policies.
- **Guiding Policies** are at the beginning of each chapter and state the city's goals and philosophy. The guiding policies describe ways or methods that the themes listed in each chapter can be achieved.
- **Implementing Policies** are at the end of each chapter and represent commitments to specific actions. They may refer to existing programs or call for establishment of new ones.
- **Standards** are set out in certain chapters and represent policies that can be mapped or measured.

Together, themes, guiding and implementing policies, and standards articulate the vision for the City of Santa Fe.

- **Policy Numbering System.** Policies in this document are organized using a numbering system tied to sections, with a letter designation to distinguish guiding policies from implementing policies. For example, the first guiding policy in Section 3.4 is numbered 3-4-G-1 and the first implementing policy is 3-4-I-1. Thus, each policy in the General Plan has a discrete number. Where the same topic is addressed in more than one chapter, sections and policies are cross-referenced.
- **Explanatory Material or Commentary**, set in *italic*, accompanies some policies. This explanatory material provides background information or guides General Plan implementation.

1.4 PLANNING PROCESS

The city's planning process includes monitoring and updating the General Plan and preparing more detailed plans, such as resource management plans, neighborhood plans, and other special plans. An Annual General Plan Report will provide an overview of the status of the General Plan and its implementation programs.

Amendments to the General Plan

This document is the heart of the planning process. It is intended to be a living document and, as such, will be subject to more site-specific and comprehensive amendments over time. Amendments also may be needed from time to time to conform to state or federal law passed since adoption and to eliminate or modify policies that may have become obsolete or unrealistic because of changed conditions (such as completion of a task or project, development on a site, or adoption of an ordinance or plan). This document may also incorporate by reference other detailed studies and plans that may be prepared.

While the General Plan should be flexible enough to respond to changed conditions and amended over time to keep it current, it should not be amended so frequently as to diminish its authority. Amendments to the Plan should be limited to twice a year, although each amendment may include more than one change.

Neighborhood and Community Planning

To provide specific direction for development in certain geographic areas, this document calls for preparation of detailed community plans and neighborhood plan districts.

Community plans and neighborhood plan districts will provide specific design guidelines and standards for the conservation and enhancement of neighborhoods and other areas possessing distinctive features, opportunities, or characters. Community plans and neighborhood plan districts would be tailored to individual areas and needs. All community plans will have authority only upon adoption by the City Council and will still be required to be consistent with the General Plan. A neighborhood plan district requires considerable community consensus and planning effort with regulatory power.

Resource Management Plans

To protect sensitive environmental resources, this document requires preparation of resource management plans before any subdivision or development may be approved that would affect certain sensitive biological resources. The locations of these resources are mapped in Chapter 8, Natural Resource Management and Conservation. If these plans are prepared as part of specific plans, the City Council may establish fees to recoup plan preparation costs.

Annual General Plan Report

An annual progress report focusing on implementation of the Plan will be prepared by the Planning and Land Use Department and submitted to the Planning Commission, the Joint Planning Policy Commission, and City Council. The Annual Report should include a summary of all General Plan amendments adopted during the preceding year, an outline of upcoming projects, and General Plan issues to be addressed in the coming year, along with a work program and budget.

Public review and comment on the Annual Report can be heard by the Planning Commission and City Council at regularly scheduled public hearings.

Five-year Review

The city will undertake a comprehensive review of the General Plan every five years after adoption. The five-year review will include:

- Comprehensive evaluation of General Plan policies;
- Analysis of the effectiveness of implementation programs and strategies initiated to carry out the Plan;
- Review of five-year growth trends and reassessment of future urban land needs in light of the Urban Area's carrying capacity and available land inventory; and

- Systematic assessment of the resource based threshold, environmental standards, and resource management plans.

The focus of this Five-year Review will be to determine how well the General Plan has performed—whether policies related to development and environmental conservation have been effective. A report summarizing city staff findings and recommendations will be circulated for public comment and then presented to the Planning Commission. The Planning Commission will review the Five-year Review report and make a recommendation to the City Council. Public review and comment on the Five-year Review can be heard by the Planning Commission and City Council at regularly scheduled public hearings.

1.5 BACKGROUND STUDIES

A comprehensive analysis of existing conditions and major planning options for the City of Santa Fe Urban Area, and the Extraterritorial Zone was performed prior to the preparation of this document (1994 - 1995). Major documents produced as a result of the process leading to the General Plan include:

- *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994;
- *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Extraterritorial Area*, December 1994;
- *Working Paper: Existing Conditions and Planning Issues – Urban Area and Extraterritorial Zone*, June 1995. This 600-page illustrated report provides an evaluation of existing conditions and planning issues in the Urban Area and the Extraterritorial Zone. Analysis and conclusions in the *Working Paper* are based on technical work, including original data collection and fieldwork, and an extensive process of public outreach. Results of the public outreach process are also summarized. A summary version of the *Working Paper* is also available from the city.
- *Sketch Plans*, October 1995. This document includes three sketch plans showing how alternative scenarios or sets of development policies would be reflected in a future land use pattern. It also includes an analysis of the transportation impacts of the alternatives and estimates of infrastructure costs. The *Sketch Plans* were presented to the public in a series of five meetings, some of which were also televised on local cable channel 6.

While these background studies and working papers have guided General Plan preparation, **they do not represent adopted city policy.**

1.6 PUBLIC PARTICIPATION

Throughout the preparation of the General Plan, the city has been committed to active public outreach and participation. Plan policies have been shaped by comments made in public surveys and meetings. Public participation has included:

- **Community Meetings.** At the outset of the General Plan process, in the summer and fall of 1994, 20 public meetings were held (some televised) to receive residents' priorities for the General Plan. Five meetings were held in the fall of 1995 to present the alternative

Sketch Plans to the public. These meetings were attended by over 2,000 people. Comments made at these meetings were recorded and published, and forwarded to the City Council, Planning Commission, and appropriate city departments.

- **Newsletters and Survey.** Newsletters were prepared periodically and distributed to all households and other groups and interested parties. A postage-paid survey questionnaire was sent to each household in the Urban Area and the Extraterritorial Zone as part of the first newsletter, to which over 3,800 households (representing over 9,000 people) responded. The results of the survey were summarized, and all responses collected and made available at libraries and City Hall.
- **Open Houses.** These provided information about the Plan update and were held throughout the process. All public meetings were preceded by open houses, which were also held at high visibility locations such as Villa Linda and De Vargas malls.
- **Cable TV and Video.** Many public meetings were broadcast on local cable channel 6. Tapes of meetings were also made available at libraries and City Hall.
- **Meetings and Hearings.** The public participation process for the General Plan has been extensive. Public meetings were held to receive comments on the draft document; in addition, a public hearing regarding the Plan was held by the Planning Commission and City Council.

1.6.1 RESIDENTS' PRIORITIES FOR THE GENERAL PLAN

Policies have been shaped by active public participation and have resulted from the concerns and ideas presented at numerous public forums. Responses to the survey sent to all addresses in the city and the five-mile Extraterritorial Zone expressed the concerns of the residents. The following tables summarize residents' likes and dislikes about Santa Fe (Tables 1.1 and 1.2), trends that concern them (Table 1.3), and priorities for the General Plan (Table 1.4).

TABLE 1.1**WHAT DO YOU LIKE MOST ABOUT LIVING AND/OR WORKING IN SANTA FE?**

URBAN AREA		EXTRATERRITORIAL ZONE	
Trait	Percent of Responses	Trait	Percent of Responses
1. Cultures/Tradition/People	25.5	1. Environment and Landscape	28.3
2. City Character	20.5	2. Cultures/Tradition/People	22.4
3. Climate and Weather	16.4	3. Community/Character/Quality of Life	21.1
4. Environment and Landscape	12.8	4. Climate and Weather	16.4
5. Economic/Employment Opportunities	7.1	5. Recreational Opportunities	4.9

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

TABLE 1.2**WHAT DO YOU LIKE LEAST ABOUT SANTA FE?**

URBAN AREA		EXTRATERRITORIAL ZONE	
Trait	Percent of Responses	Trait	Percent of Responses
1. Social Divisiveness	15.2	1. Traffic Congestion and Parking	18.4
2. Traffic Congestion and Parking	14.6	2. Unplanned Growth and Development	17.4
3. High Cost of Living	13.4	3. Social Divisiveness and Loss of Culture	15.8
4. Uncontrolled Growth and Development	11.2	4. Crime	12.2
5. Crime and Vandalism	9.7	5. Lack of Affordable Housing/ High Cost of Living	9.9

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

TABLE 1.3
TRENDS THAT CONCERN RESIDENTS

URBAN AREA		EXTRATERRITORIAL ZONE	
Concern	Percent of Responses	Concern	Percent of Responses
1. Uncontrolled Growth and Development	20.7	1. Uncontrolled Growth and Development	27.6
2. Loss of Tradition/Culture	16.5	2. Water and Quality	13.2
3. Environmental and Open Space Degradation	15.6	3. Loss of Culture/Community	13.1
4. Traffic Congestion and Parking	14.4	4. Traffic Congestion and Parking	9.1
5. Quality of Education	14.2	5. Lack of Law Enforcement	8.7

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

TABLE 1.4
RESIDENTS' TOP PRIORITIES FOR THE GENERAL PLAN

URBAN AREA		EXTRATERRITORIAL ZONE	
Priority	Percent of Responses	Priority	Percent of Responses
1. Affordable Housing/Cost of Living	18.0	1. Managed Growth and Development	28.3
2. Schools/Opportunities for Youth	15.2	2. Traffic and Congestion	16.8
3. Traffic and Congestion	12.8	3. Water and Conservation	15.2
4. Economic Development	12.8	4. Environmental Protection and Conservation	5.9
5. Managed Growth and Development	11.8	5. Preservation of Character	5.4

Sources: *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for the Urban Area*, August 1994; and *Public Outreach and Issues Identification: Summaries of Public Meetings and Survey Responses for Extraterritorial Area*, December 1994

1.6.2 ROUNDTABLE REPORT, VISION SANTA FE, AND URBAN DESIGN GUIDELINES

The issues of concern to Santa Feans today are quite similar to those raised eight years ago when an update to the 1983 Comprehensive Plan was being considered. A brief review of these issues, and questions raised by Vision Santa Fe, a set of goals and policies for the Comprehensive Plan adopted in 1990, provided a useful perspective. These issues along with the Visual Preference Study for the Urban Design Guidelines are used through this document. The Vision Santa Fe states that:

We must assure that the community's resources and opportunities are distributed more equitably; and that adequate employment opportunities, decent shelter, excellent education, ample recreational opportunities, and other basic human services are provided to nurture all of us. We believe that the beauty and visual resources of our natural environment need to be preserved, protected, enhanced, and made more accessible to all. The tolerance with which we have lived together must be nurtured as part of our great social legacy. We believe it to be essential that growth in and around our city should be complemented by the preservation of neighborhoods and traditional social and cultural patterns.

In conjunction with Santa Fe County and our regional neighbors, diversification of economic resources must be pursued; fulfilling jobs must be created. We want to involve more people in community decision-making, planning, and leadership. We ask to give our children the strength of our traditions as well as broad options for future personal opportunity. Implicit in these concerns is a vision for Santa Fe of what we cherish and wish to preserve.

1.7 GENERAL PLAN THEMES

The policies of this document reflect 14 overall themes that track the results of the public survey. These themes are followed by discussion in *italics*. For purposes of this section the themes are equally weighted. However, the Planning Commission and the governing body have the right to prioritize these themes, either within specific cases or as a matter of general policy.

1.7.1 AFFORDABLE HOUSING

Actively participate in the creation of affordable housing.

Opportunities are provided for housing for all income segments of the population in all areas of the city, while restricting the supply of large lot housing, which belongs in rural areas outside the city and not inside it. Housing affordability will also be aided by not artificially limiting the supply of land or the rate of growth. Active efforts to increase the supply of affordable housing are outlined. Affordable housing is provided close to jobs to promote transit use.

1.7.2 QUALITY OF LIFE

Enhance the quality of life of the community and ensure the availability of community services for residents.

The General Plan seeks to promote interests of the community-at-large over private ones. Tools are provided for the public to be meaningfully involved in ongoing planning and decision making.

1.7.3 TRANSPORTATION ALTERNATIVES

Reduce automobile dependence and dominance.

The General Plan outlines a comprehensive strategy, including structuring of land uses to reduce automobile dependence and policies for neighborhood design which promote transit and alternative modes. The Plan delineates Transit Intensive Corridors that will have high frequency bus service, and locates sites for two intermodal (rail and bus) stations. The Plan also calls for preparation of a Transportation Demand Management Program and parking policies that make Downtown more accessible to local residents.

1.7.4 ECONOMIC DIVERSITY

Develop and implement a comprehensive strategy to increase job opportunities, diversify the economy, and promote arts and small businesses.

The General Plan includes policies to promote economic development and the arts; a strategy is outlined in the Community Economic Development Plan, a separate document maintained by the city. Themes of the strategy include regionalism, sustainability, quality of life, equity of education, economic opportunities, and diversification. The General Plan locates sites for arts and new businesses in a variety of settings.

1.7.5 SUSTAINABLE GROWTH

Ensure that development is sustainable and that growth, conservation, redevelopment, and natural resource protection are balanced.

There is clear consensus that growth should not diminish the quality and diversity of natural resources. Sensitive resources that require protection are mapped in the Plan, and resource-based development standards and project review procedures are established. The General Plan seeks to permit development only upon known and certain availability of water, and requires new growth to pay the costs of securing additional water rights. The Plan calls for adoption of an adequate public facilities ordinance.

1.7.6 REGIONAL PERSPECTIVE

Maintain a regional growth management perspective and work with other private and governmental entities towards that goal.

The destinies of the city and the surrounding areas are intertwined. The General Plan encourages city and other local, state, and federal agencies to work together on policies that are mutually supportive and to maintain consistent standards in the area surrounding the city. The Plan outlines a structure for long-range planning to be anticipatory and for the phasing of growth to minimize infrastructure costs. The Plan calls for preparation and implementation of a Growth Monitoring Program with both short-term and long-term elements.

1.7.7 WATER

Undertake comprehensive efforts to conserve water and ensure adequate supplies with growth.

Growth is likely to increase reliance on imported surface water and require active steps to increase the available water supply. The Plan provides a comprehensive strategy to promote conservation, recycling, and recharge. In addition, the Plan requires the adoption of a Comprehensive Impact Fees Program to pay the costs of capital facilities including water supply. Alternative methods of allocating the costs of securing and providing additional water to new water system customers will be examined in terms of those alternatives' projected impact on existing and new residents and businesses, impacts on affordability and other growth management objectives expressed in this plan, requirements for additional customers, and ways cost impacts could be mitigated.

1.7.8 CHARACTER

Maintain and respect Santa Fe's unique personality, sense of place, and character.

Increasing travel and communication have diminished the remoteness that Santa Fe's high desert location once afforded. One of the country's oldest cities, the city today faces the prospect of being overwhelmed by run-of-the-mill late twentieth century development. Residents have unequivocally stated that new growth should not erode the qualities that contribute to Santa Fe's unique character and ambiance. The General Plan delineates an Urban Growth Boundary and calls for stronger urban/rural edges. Land use and urban design standards, and guidelines for new and infill development are also included.

1.7.9 URBAN FORM

Promote a compact urban form and encourage sensitive/compatible infill development.

Promotion of a compact urban form has been a major criteria in selecting new growth areas. Growth and reintensification areas have been selected to minimize distances between different parts of the city, and between job centers and residential areas. Incentives are provided to promote infill development.

1.7.10 COMMUNITY-ORIENTED DOWNTOWN

Put community activities back into Downtown.

The loss of the Plaza area as a center of community activity and services is a major concern of many residents. While establishments such as drug, grocery, and small-scale service stores serve residents and office workers, they are unable to survive given the high rents that proliferation of tourism-oriented establishments have caused. The Plan outlines economic development components and steps to ensure that these vital activities can return to and survive in Downtown and are easily accessible to residents. Creation of a Public Market in Downtown is also identified.

1.7.11 COMMUNITY-ORIENTED DEVELOPMENT

Orient new development to the community; foster public life, vitality, and community spirit.

Plan policies call for new development to be oriented to established neighborhoods, to urban context, to pedestrians, and to promote active street and outdoor life. Urban design standards are offered that seek to prevent neighborhoods from being isolated from each other but to maintain a continuum of urban fabric, particularly regarding public access and vehicular/pedestrian circulation. Parks, open space, and neighborhood services are located within neighborhoods.

1.7.12 MIXED USE

Provide a mix of land uses in all areas of the city.

The General Plan provides a mix of compatible uses that fulfill everyday retail and service needs in existing and new neighborhoods. This urban structure affirms Santa Fe's traditional development pattern.

1.7.13 REVIEW PROCESS

Streamline the planning and development review processes.

Greater certainty in the planning process will benefit residents and project proponents, and facilitate long-range capital improvements planning. The General Plan proposes establishing thresholds and procedures for detailed environmental and neighborhood impact analysis. The approval process for small and routine projects that do not exceed the minimum thresholds will be "streamlined" by requiring only administrative review tracks rather than public hearings.

Neighborhood participation in the planning process is assured through public review and approval of projects by the Planning Commission, Summary Committee, Board of Adjustment, and the Governing Body.

1.7.14 IMPLEMENTATION

Ensure consistency between the General Plan, implementing ordinances (including zoning and impact fees), and the Capital Improvements Program (CIP).

With this General Plan, the city is committing itself to consistency between the General Plan and the implementing programs and regulations, including zoning and subdivision regulations and the CIP. Criteria and procedures to ensure consistency between the General Plan and Zoning Ordinance are also established, including an orderly process for General Plan amendments.

HERITAGE RESOURCES

2 HERITAGE RESOURCES

Throughout the public meetings and comment period which led to the preparation of this document, Santa Fe's heritage resources were cited as some of the Planning Area's major assets. These resources reflect Santa Fe's archaeological, historic, and cultural heritage. The physical layout of older and established neighborhoods were looked at as critical elements in planning for sustainable development. The preservation of Santa Fe's visual character was identified as essential.

This chapter provides a context for Santa Fe's heritage resources by presenting a historic overview of the development of the city. Santa Fe's current efforts at identifying and managing its heritage assets are demonstrated. Implementing policies establish a means by which the city intends to further its efforts of appropriately managing its heritage resources and integrating them into urban design and development strategies.

The following themes and guiding policies apply to this chapter:

THEMES

- Quality of Life - Enhance the quality of life of the community and ensure provision of community services for residents.
- Character - Maintain and respect Santa Fe's unique personality, sense of place, and character.
- Urban Form - Promote a compact urban form and encourage sensitive/compatible infill development
- Community-Oriented Downtown - Put community activities back into Downtown
- Community-Oriented Development - Orient new development to the community; foster public life, vitality, and community spirit.
- Review Process - Streamline the planning and development review processes.

GUIDING POLICIES

- | | |
|-------|---|
| 2-G-1 | Foster municipal and community awareness, positive appreciation, and support for Santa Fe's archaeological, cultural, and historic resources. |
| 2-G-2 | Identify and assess archaeological and heritage resources (man made) for the aesthetic, educational, economic, and scientific contributions they make to Santa Fe's quality of life. |
| 2-G-3 | Respect and sensitively manage archaeological, cultural, and historic patterns, resources, and symbols, preserving the contribution they make to understanding Santa Fe's characteristic cultural traditions. |
| 2-G-4 | Preserve the heterogeneous cultural, historic, and visual qualities of Santa Fe. |
| 2-G-5 | Recognize that the city's policies of promoting affordable housing and preserving the cultural, historic, and visual qualities of Santa Fe may require close coordination. |

2.1 SANTA FE'S HERITAGE: AN OVERVIEW

The Upper Rio Grande region has long been host to human settlement. The Rio Grande Classification system defines the various cultural periods of this area. Transitions between the periods reflected in this classification are marked by changes in settlement patterns, architecture, and artifact assemblages. A basic overview of these prehistoric periods follows:

- **Paleoindian Period (9500 to 6000 B.C.).** Hunters and gatherers from this period are the earliest known occupants of the Southwest. Known sites from this period exist in New Mexico. Evidence of occupation in the Santa Fe area during this period remains sparse.
- **Archaic Period (5500 B.C. to A.D. 500).** Campsites in the Santa Fe area have been dated to this period, reflecting a continuation of a foraging pattern of subsistence. Identified sites have yielded assemblages of distinctive projectile points, scrapers, knives, and grinding stones all of which suggest seasonal campsites. Recent archaeological investigations southwest of Santa Fe at the Tierra Contenta Subdivision have documented habitation from the late Archaic period as evidenced by ash-stained charcoal bearing deposits overlying compacted living surfaces, firepits, posts, and cists. Sites from this period generally have been revealed on elevated margins of the Santa Fe River and its tributary arroyos.
- **Developmental Period (A.D. 600 to 1200).** Occupants of the Santa Fe area during this period relied more heavily on cultivation of maize, which was introduced in the late Archaic period. Cultivation patterns led to sedentary settlement during this period. Characteristic structures from early in this period include pithouses such as those found at Pindi Pueblo. The prehistoric Ancestral Pueblo cultural tradition, one of three distinct prehistoric cultures in the Southwest and ancestral to the modern Pueblo culture, emerged during this period. The Anasazi began constructing multiroomed, multistoried pueblos with kivas toward the end of this period. Several sites in the Santa Fe area, including LA 835 near Tesuque, are believed to have been first settled late in this period. Mineral based paint was used to decorate locally made ceramics.
- **Coalition Period (A.D. 1200 to 1325).** This period is marked by a significant population expansion in the Santa Fe area and the introduction of carbon-based painted ceramics such as Santa Fe Black-on-white. Excavated sites at Pindi Pueblo, Agua Fria Schoolhouse, and Arroyo Hondo are representative of pueblos dating to this period. Architecturally, these sites represent a continuum of the multiroomed, multistoried pueblos.
- **Classic Period (A.D. 1325 to 1600).** The production of lead glazed ceramics marks the beginning of this period. While large sites occur throughout the region, including many of the modern pueblos, the Santa Fe area was all but abandoned, save for the Pueblo at Cieneguilla. Theories explaining abandonment include an increase in environmental stress leading to the inability to accommodate increased population, or the abundance of surface waters coupled with a high ground water table which made land difficult to cultivate, causing inhabitants to abandon the area. Virtually all of the pueblos were vacated by circa A.D. 1425.

The periods of Santa Fe's historic development are presented below:

- **Late Classic/Protohistoric Period (A.D. 1540 to 1600).** This period of Spanish exploration is characterized by contact having been made with Puebloan communities along the Rio Grande and eastward to the plains. Francisco Vázquez de Coronado, in search of the mythical Seven Cities of Cibola and Quivira, spent time in the vicinity of modern-day Bernalillo before returning to Mexico City in 1542. Although several *entradas* were made by other Spaniards after Coronado's departure, permanent settlement in the area was not achieved until Juan de Oñate, accompanied by both religious and civil personnel, settled near modern-day San Juan Pueblo in 1599.
- **Spanish Colonization (A.D. 1600 to 1680).** The settlement of Santa Fe was established between 1605 and 1610 by people who traveled north by way of the Camino Real. The basis for a larger colonization movement was the King of Spain's desire to missionize the area's Pueblo Indians and to exploit natural resources. In order to achieve this missionization, some pueblos were reduced or consolidated. In establishing Santa Fe, Pedro de Peralta followed the Ordinances of 1573 which were legislated by King Philip II of Spain and called for an ordered development of settlements in the New World. Implementation of these laws in seventeenth century Santa Fe is evidenced in the Downtown with its central plaza surrounded by a grid of streets, reflecting the most prominent town planning feature of the Ordinances of 1573. The physical character of the small village of Santa Fe during this period consisted most likely of low-lying adobe buildings centered around the plaza.
- **The Pueblo Revolt (A.D. 1680 to 1693).** In response to the friction produced by Spanish church and state conflicts, coupled with the fact that the colonists had assumed total sovereignty over the Indians, the Pueblos united to rebel. In August 1680, Santa Fe was besieged by Indians from the Pueblos at Galisteo, San Marcos, and La Cienega with assistance from the Tewas from the north. After the resulting brutal hand-to-hand combat, the Spaniards fled until 1693. During the interim, the Pueblo people did not do away with all of the Spanish traditions introduced to them. The Indians continued to maintain the herds of domesticated livestock and cultivate the crops introduced by the Spanish to the area. These included cattle, sheep, and goats and wheat, barley, chile, onions, apples, peaches, and apricots.
- **Reconquest and Resettlement (A.D. 1693 to 1821).** In 1692, Diego de Vargas, accompanied by a Spanish military force composed of many of the previous colonists, marched to Santa Fe and laid siege to the Pueblo that had been built on the location of the previous settlement. Santa Fe was reclaimed for the King of Spain and settlement reoccurred through accommodation between the Pueblo Indians and the Spanish who united against their common enemies, the Apaches, Comanches, Navajos, and Utes.
- **Mexican Period (A.D. 1821 to 1846).** The commercial growth of Santa Fe was augmented by the opening of the Santa Fe Trail in 1821 after Mexico won its independence from Spain. As part of Mexico, Santa Fe became a gateway on the trail from Independence, Missouri to Chihuahua and points south in Mexico. With the election of James K. Polk as the American president in 1844, the United States was pushed toward a policy of westward expansion. Santa Fe was captured in a siege by General Stephen Watts Kearny and the Army of the West on August 18, 1846.

- **U.S. Military Occupation Period (A.D. 1846 to 1850).** With the raising of the U.S. flag over the Palace of the Governors after Kearny's conquest, the construction of the earthworks and blockhouse at Fort Marcy (Laboratory of Anthropology Record No. 111) began. New Mexico became a Territory of the United States on September 9, 1850.
- **U.S. Territorial Period (A.D. 1850 to 1912).** This period of New Mexico's history is marked by great expansion of trade and transportation, growth of the livestock and mining industries, land grant scandals, and the beginning of tourism. The arrival of the railroad in 1879-1880 marked the end of the Santa Fe Trail's use as a primary trade route and provided for the introduction of "new" architectural styles and building materials throughout the territory. The promotion of "Santa Fe Style" was born at the end of this period as a means to maintain the growth in tourism which Santa Fe experienced. Despite the growth of Albuquerque and Las Vegas during this era and despite their location on the main line of the railroad, Santa Fe continued to be recognized as the capital of the territory.
- **Statehood (After A.D. 1912).** Beginning as early as 1850, territorial officials in New Mexico made numerous attempts to gain statehood; all of which were defeated. Finally, on January 6, 1912, New Mexico was admitted as the forty-seventh state of the union.

Santa Fe grew slowly until the early twentieth century when growth accelerated. As late as the mid-1940s, urban areas were confined to an oval area measuring a mile by three-quarters of a mile. The farthest residence was a ten-minute walk from the Plaza. Low-density suburban style developments were built in the city following World War II at increasing distances from the Downtown. This trend continues today.

[Source: *Not Occupied . . . Since the Peace: The 1995 Archaeological and Historical Investigations at Historic Fort Marcy, Santa Fe, New Mexico*, Cordelia Thomas Snow and David Kammer, Ph.D., December 6, 1995, for City of Santa Fe Planning Division.]

2.2 HERITAGE RESOURCE IDENTIFICATION

The history of Santa Fe is evidenced by and reflected in the wealth of archaeological, cultural, and historic resources that have been identified by the community.

2.2.1 HISTORIC CULTURAL RESOURCES

Santa Fe formally initiated a local heritage resource identification program around 1978. At that time and continuing through 1985, the city conducted a windshield survey of and minimal historic research on structures in its historic districts. This cursory survey was conducted in an effort to assess historic buildings for consideration for eligibility under the federally supported Investment Tax Credit Program established in 1976. This survey was evaluated by the city and provided the basis for the designation of Santa Fe's local historic districts into their current form in 1983. Santa Fe's historic districts include approximately 7,000 buildings dispersed over 6.25 square miles. These districts include (see Figure 2-1):

1. **Downtown and Eastside Historic District.** Geographically this district includes the immediate downtown commercial areas and extends into residential neighborhoods toward the east to include the Canyon Road, Acequia Madre, Cerro Gordo Road, and Camino Del Monte Sol areas. This district represents the area first settled in Santa Fe, stretching along the Santa Fe River, and includes the city's oldest and best examples of Spanish Pueblo and Territorial styles of architecture, as well as revival styles. Prominent Spanish colonial planning features such as narrow streets, buildings constructed up to property lines, the central plaza, and an extensive acequia network still exist in this district.
2. **Historic Review District.** This district is located in the southeastern portion of the city, defined on the north by the Camino del Monte Sol hill. Until about the mid-1950s, this area included mostly undeveloped land. The rise in development of the area, its close proximity to the historic Eastside, and the existence of major entryways into the city gave cause for it to be established as a historic district so as to ensure visual compatibility with older areas of Santa Fe.
3. **Historic Transition District.** This area, nestled between the Railyard on the west and Cerrillos Road on the east, was subdivided late in the nineteenth century in a speculative response to the arrival of the railroad. While a number of residential and commercial structures were built in styles reflecting other regions of the country, many lots remained vacant. By the mid 1950s, the area became home to car dealerships and other light-industrial uses resulting in an architecturally diverse character. The Historic Transition District was established because of the area's important role in the history and development of Santa Fe and its proximity to Downtown.
4. **Don Gaspar Historic District.** This predominately residential district is located to the south of the New Mexico State Capitol Building and is bordered by Old Santa Fe Trail on the east and Don Cubero Avenue on the west. Coronado Road is the southern boundary. This area was first subdivided in the 1890s and some buildings date from that decade. The arrival of the railroad to New Mexico introduced building materials and architectural styles representative of building traditions from other regions of the country. By the 1920s, in response to a movement by locally influential personalities, the Don Gaspar area saw much construction in the traditional local revival styles. As a result, this district is significant because it is a well-preserved physical manifestation of Santa Fe's architectural history; it includes traditional adobe structures, structures representing the influx of eastern styles and materials, and those which reflect the revival of the Spanish stylistic traditions.
5. **Westside-Guadalupe Historic District.** This district is bounded on the east by Guadalupe Street, on the west by St. Francis Drive, on the north by Paseo de Peralta, and on the south by Manhattan Avenue. It began as clusters of Hispanic farms on the western outskirts of the more densely developed Plaza area. Beginning in the 1920s, plots of land were subdivided into long, narrow parcels oriented such that a maximum number of landowner's heirs could access water from the network of acequias. Architecturally, the area includes modest adobe residences as well as those which incorporate details influenced by new materials and styles brought by the railroad.

Since 1991, the city has undertaken more extensive architectural surveys of structures in these historic districts. This resurvey has been expanded to include thorough historic

research, comprehensive recording of architectural features, minimal oral history collection, and detailed photographic documentation. This survey also makes an attempt to identify other physical features of the cultural landscape which contribute to creating the unique physical character of the city's historic districts.

2.2.2 ARCHAEOLOGICAL CULTURAL RESOURCES

Steps toward proactively identifying Santa Fe's archaeological resources occurred in response to the great increase in development in the Downtown area in the mid-1980s, and the potential for the loss of information about existing resources. Prior to that time, discovery of archaeological resources occurred through salvage opportunities during the construction of large-scale projects in the immediate Downtown. The identification and designation of the city's three archaeological review districts occurred in 1987. These districts are described as follows (Figure 2-2):

1. **Historic Downtown Archaeological Review District.** Generally, this district encompasses the older central areas of the city. Its boundaries are similar to the combined Downtown and Eastside, Westside-Guadalupe, Don Gaspar, and Historic Transition historic districts. The boundaries of this area are based on the large number of prehistoric and historic sites discovered in the district.
2. **River and Trails Archaeological Review District.** This district includes lands along the Santa Fe River, along two historic entrances to the city (Agua Fria and Galisteo Streets), and the area bordering Old Santa Fe Trail. These areas also show evidence of prehistoric and historic occupation, although to a lesser degree than the Downtown.
3. **Suburban Archaeological Review District.** This district covers the remainder of the city and portions of the Urban Area Boundary as it was drawn in 1987. While significant sites have been found in this area, particularly on the northern side of the city, the distribution of these sites shows the intensity of human occupation was much lower than in the previously described districts.

Since the designation of the archaeological review districts, approximately 300 survey reports have been prepared for properties on which development was constructed or is proposed. The city recently completed a project that resulted in the production of a map reflecting the areas surveyed for archaeological resources, a database of information reflecting the survey findings, and an analysis of the city's approach to identifying and managing archaeological resources.

2.3 HERITAGE RESOURCE MANAGEMENT

2.3.1 CERTIFIED LOCAL GOVERNMENT STATUS

The City of Santa Fe is committed to the appropriate management and sensitive treatment of archaeological, cultural, and historic resources. To that end, in 1986 the city accepted designation as a Certified Local Government from the National Park Service in accordance with the National Historic Preservation Act of 1966. As a Certified Local Government, the city is responsible for integrating historic preservation activities into its function as a local government. Avenues for achieving this goal, as undertaken by the city, include the maintenance of a system for identifying historic resources, the establishment and administration of qualified preservation commissions, provisions for public participation in a local historic preservation program, and the enforcement of local laws for the designation and sensitive management of such resources. The Certified Local Government program, administered by the New Mexico Historic Preservation Division, has been a major source of support and guidance to the city through providing technical and financial assistance to the city for program development. It is through this assistance that the city has been able to undertake its historic building resurvey and other archaeological, historic, and cultural heritage research projects.

2.3.2 SANTA FE'S LOCAL RESOURCE MANAGEMENT ORDINANCES

Santa Fe has strong local ordinances geared at resource identification and management. The development of these ordinances has occurred over the past 80 years.

Historic Districts Ordinance

Even before New Mexico became a state in 1912, a strong grassroots movement had formed in Santa Fe to preserve native New Mexico architecture and end the spread of “imported” architectural styles. Early Santa Feans identified the city's greatest asset as its natural beauty and distinctive character, and determined that both should be preserved for residents and the growing number of visitors. Santa Fe's earliest city plan (1912) called for the preservation of winding, narrow streets which lent charm and distinction to the city. The authors of that plan recommended that the only building permits that should be issued were those which reflected the architecture of the Santa Fe Style. By the late 1940s and early 1950s preservation-minded citizens began to work to incorporate the aims of the 1912 recommendations into law. The results of this effort became the basis for the city's first historic styles ordinance which established the city's historic zone and associated standards for design in 1957. Through amendments to this ordinance in 1983, the area was expanded and broken down into separate districts. Under this ordinance, requests for demolition, new construction, and exterior alterations are reviewed by the Historic Design Review Board.

In October 1992, through the assistance and urging of the New Mexico Historic Preservation Division and local preservation organizations, including the Historic Santa Fe Foundation and the Old Santa Fe Association, the city substantially amended the Historic Districts Ordinance to include standards for preservation of all buildings based on individual architectural merit. This amendment established local designation categories for structures

based on historic and architectural integrity. As a result of this major amendment, historic structures are no longer evaluated for compatibility with the city's prominent architectural styles, but instead, unique features, materials, and design of structures are recognized and managed for the contribution they make in portraying the history of the city.

On the heels of this preservation amendment to the Historic Districts Ordinance came an additional substantive change to this section of the City Code. In December 1992, height of structures in the city's historic districts became a regulated matter under the Historic Districts Ordinance. The need to relegate the authority to limit height in the city's historic areas to this section of the ordinance occurred after members of the City Council identified the negative impact of new multistoried structures in many historic neighborhoods. Pockets of the Westside-Guadalupe Historic District experienced notable changes in this regard. In February 1996, this 1992 amendment was further amended to provide standards for determining appropriate height for the historic districts on a case-by-case basis. These standards did not alter the zoning but became part of the overlay of the Historic Districts Ordinance. The adoption of the latter amendment ensures that the physical character of the city's historic districts is maintained and that future development in these districts is compatible with that character.

Archaeological Review Districts Ordinance

Santa Fe's Archaeological Review Districts Ordinance was adopted in 1987 in an effort to address the growing concern for the loss of significant archaeological resources that was occurring in areas under construction in the downtown area. This ordinance provides standards for reconnaissance surveys, determination of site significance, options for treatment or management of identified sites, and provisions requiring the recordation of such resources. The city's Archaeological Review Committee is the official city body responsible for reviewing these matters. The application of the ordinance occurs through the city's development review process and has been considered successful in part because of this approach to its administration. Triggers of the ordinance differ depending upon the district in which a project site is located.

A primary purpose of the Archaeological Review Districts Ordinance is to recognize the value of archaeological resources from all periods of Santa Fe's history, as well as to continue to build on our understanding of that history. Accordingly, reports produced under this ordinance are stored at the New Mexico Archaeological Records Management Section, a section of the New Mexico Historic Preservation Division that serves as the state repository for such information. Centrally locating this information allows the Archaeological Records Management Section to serve as a research institution for the professional archaeologist and historian.

2.3.3 HERITAGE RESOURCE MANAGEMENT BY STATE AND FEDERAL AGENCIES

Santa Fe is host to four historic districts and numerous individual sites which are recognized on the National Register of Historic Places and the State Register of Cultural Properties (Figure 2-3). These registers, which are maintained by the National Park Service and the New Mexico Historic Preservation Division, respectively, include properties which are important to the understanding of the history and culture of the nation and the state.

Listing on these registers, which requires the consent of private property owners, does not mean that limitations will be placed on the property. Listing qualifies these properties for consideration to receive preservation grants and investment tax credits (when available and applicable), consideration in planning for publicly funded projects, and honorific recognition at the local, state, and federal level as important cultural resources. Registered historic districts (and dates of designation) include:

- Barrio del Analco Historic District (1968),
- Santa Fe Historic District (1973),
- Don Gaspar Historic District (1983), and
- Camino del Monte Sol Historic District (1988).

Santa Fe can also claim four sites registered by the National Park Service as National Historic Landmarks (Figure 2-4). Recognized as having outstanding national significance (and dates of designation), these include:

- Palace of the Governors (1966),
- Santa Fe Plaza (1966),
- Barrio del Analco Historic District (1968), and
- National Park Service Region III Headquarters Building (1970) on Old Santa Fe Trail.

Finally, in 1995, the city accepted certification by the National Park Service of three sites on the National Santa Fe Trail including Prince Park (Historic Fort Marcy), the Plaza, and Amelia White Park. These sites are recognized as having important associations with the historic Santa Fe Trail, and the city is committed to the sensitive management of them for public use and enjoyment.

National Register of Historic Places and State Register of Cultural Properties Sites and Districts in Santa Fe

1. Acequia Madre-Camino Cabra to Garcia Street
2. Agua Fria Street,-532-538 Agua Fria Street
3. Alarid, Jose House -338 East De Vargas Street
4. Alarid, Ricardo House-534 Alarid Street
5. Allison Dormitory-433 Paseo de Peralta
6. AT & SF Railway Depot-Garfield Street at RR Tracks
7. Barrio de Analo Historic District-Old Santa Fe Trail and East De Vargas
8. Bergere, A.M. House-135 Grant Avenue
9. Borrego House-724 Canyon Road
10. Boyle House-327 East De Vargas
11. Bridge of the Hidalgos-Grant & Rosario Blvd.
12. Calles Apartments-406 West San Francisco Street
13. Catanach House-722 Agua Fria Street
14. Chapel of San Miguel-401 Old Santa Fe Trail
15. Chavez, Trinidad House-425 West San Francisco Street
16. Conklin Estate-434-436 West San Francisco
17. Coriz Residence-635 1/2 West San Francisco Street
18. Crespín, Gregorio House-132 East De Vargas Street
19. Davidson Residence-714 Agua Fria Street
20. Delgado, Felipe House-124 West Palace Avenue
21. Digneo-Valdez House-1231 Paseo de Peralta
22. Dorman House-707 Old Santa Fe Trail
23. Dudrow House-548 Agua Fria Street
24. El Patio Building-117 Guadalupe Street
25. El Zaguán-545 Canyon Road
26. Federal Building, Old-Cathedral Place
27. Field Residence-2 Cerro Gordo Road
28. First Ward School-400 Canyon Road
29. Fort Marcy Officer's Residence-116 Lincoln Avenue
30. Fort Marcy Ruins-Kearney Avenue
31. Fullerton Property-418 Montezuma-S
32. Gallegos, Hilario House-332-334 Otero Street
33. Gallegos, Padre House-227-237 Washington Avenue
34. Garcia, Eva Residence-508 Alto Street
35. Gutierrez, Marcos & Nicolasa-738 Agua Fria Street
36. Hayt-Wientge Mansion-620 Paseo de la Cuma
37. Hesch House-324 Read Street
38. Hinojos, Francisco House-355 East Palace Avenue
39. Holmes, Juan House-300 Otero Street
40. Jefferson Place-110 Guadalupe Street
41. Karn, Leo House-733 Agua Fria Street
42. Kopp, Andreas House-501 Rio Grande Blvd.
43. Larragoite Residence-803 Agua Fria Street
44. La Conquistadora Chapel (Cathedral of St. Francis)-Cathedral Place
45. Laboratory of Anthropology-708 Camino Lejo
46. Lewert, Philip House-701 West Manhattan
47. Lobato, Roque House-311 Washington Avenue
48. Loretto Chapel-200 Old Santa Fe Trail
49. McNair, Mela Residence-450 West San Francisco Street
50. Montoya, Adolfo Residence-447 West San Francisco St.
51. National Park Service-1100 Old Santa Fe Trail
52. Santa Fe Builder's Supply-500 Montezuma Avenue
53. Oldest House, The-215 East De Vargas Street
54. Ortiz Apartments-719 Dunlap
55. Ortiz, Nicholas and Antonio Jose House 306-322 West San Francisco Street
56. Ortiz y Ortiz Residence-573 West San Francisco Street
57. Our Lady of Guadalupe Church-100 Guadalupe Street
58. Palace of the Governors-North Side of Plaza
59. Prada, Juan Jose-519 Canyon Road
60. Perry, Tom House-518 Agua Fria Street
61. Preston, George Cuyler-106 Faithway Street
62. Prince Plaza-107-117 East Palace Avenue
63. Reredos of Our Lady of Light (Cristo Rey Church) Canyon Road & Cristo Rey
64. Read, Benjamin M. House-309 Read Street
65. Rio Grande Depot-500 Guadalupe Street
66. Rodriguez, Juan House-Cerro Gordo & Gonzales Road
67. Rosario Chapel & Cemetery-Guadalupe Street at Paseo de Peralta
68. Rush, Olive Studio-630 Canyon Road
69. Sandoval House-673 West San Francisco Street
70. Santa Fe Plaza
71. Scottish Rite Temple-463 Paseo de Peralta
72. Second Ward School-312 Sandoval Street
73. Sena, Jose D. House-606 Alto Street
74. Sena Plaza-127 East Palace Avenue
75. Shonnard House-1411 Paseo de Peralta
76. Spiegelberg-Spitz House-327 East Palace Avenue
77. Stone Warehouse-316 Guadalupe Street
78. Supreme Body Shop-326 Guadalupe Street
79. Sol y Sombra-4108 Old Santa Fe Trail
80. Tudesqui, Roque-129 East De Vargas Street
81. Tully, Pinckney R. House-136 Grant Avenue
82. United States Courthouse-Federal Place
83. Van Dresser, Peter House-1002 1/2 Canyon Road
84. Viera, Carlos House-1002 Old Pecos Trail
85. Vigil, Donaciano House-518 Alto Street
86. Wood, Professor J.A. House-511 Armijo Street
87. Davey, Randall-Upper Canyon Road
88. Camino Del Monte Sol Historic District Camino Del Monte Sol
89. Dendahl House-318 Guadalupe Street
90. Roybal, Jose Rafael House-541 Agua Fria Street
91. Don Gaspar Historic District-Don Gaspar Avenue
92. Santa Fe Historic District-Santa Fe
93. Archbishop Lamy's Chapel-Bishops Lodge Road
94. AT & SF Railway Locomotive-Salvador Perez Park
95. NM School for the Deaf-1060 Cerrillos Road
 - Connor Hall
 - Hospital Building
 - School Building No. 2
 - Superintendent's Residence
96. Bruce Cooper House and Shop-near intersection of Agua Fria and Lopez Lane
97. Dorothy S. McKibbin House-1099 Old Santa Fe Trail
98. Ortiz y Pino House-504 Galisteo Street
99. 525 East Palace Avenue
100. Santa Fe County Courthouse-102 Grant Avenue
101. Santa Fe River Archaeological Sites-vicinity of airport
102. Santa Fe Waterworks Reservoir (Two-mile Dam & Reservoir) Upper Canyon Road
103. Spanish Log Cabin-Upper Canyon Road
104. Wheelwright Museum of the American Indian-704 Camino Lejo

2.4 IMPLEMENTATION

As exemplified in this discussion, Santa Fe's heritage preservation program has developed well beyond the preservation of isolated buildings. In order that the city's sense of history and sense of place be cared for, Santa Fe has taken steps to sensitively manage its identified heritage resources. These resources include archaeological sites, architecturally and historically significant buildings and structures, acequias, historic neighborhoods, and other cultural landscape features. Additional background information and procedural steps about these management tools are discussed in the city's *Historic Districts Handbook* (revised Fall 1996) and *Archaeological Districts Handbook* (Summer 1991).

Through cooperative management strategies with the National Park Service, the New Mexico Historic Preservation Division, private preservation oriented groups including the Historic Santa Fe Foundation and the Old Santa Fe Association, and the general public, the City of Santa Fe can successfully ensure that archaeological, cultural, and historic resources are sensitively managed and integrated for the benefit of the community. These benefits include those which are educational in nature and instill pride in Santa Fe's citizens about the city's heritage. Planning decisions and resulting ordinances should take into consideration possible impact on the historic character, heritage resources, and the traditional cultural life of the city. Planning efforts should bear in mind the importance of appropriately managing the unique qualities of Santa Fe. The following implementing policies speak to these goals.

IMPLEMENTING POLICIES

2-1 COMMUNITY AWARENESS AND PARTNERSHIPS

- 2-1-I-1 Educate the community about the value of heritage resources through a citywide cultural resources management document and a strong heritage resources component of a tourism management plan, and by organizing workshops and training for municipal representatives, residents, and special interest groups including Santa Fe's youth, design and development community, business people, and the media.
- 2-1-I-2 Lead by example through the integration of sensitive treatment of heritage resources in city-sponsored Public Works and Parks and Recreation maintenance and construction projects.
- 2-1-I-3 Monitor the contents of and update the city's Archaeological District Handbook and Historic Districts Handbook to address changes or developments in heritage resource related ordinances and to include syntheses of information learned as a result of the implementation of these ordinances.

The city's handbooks are typically the first level of contact that the public has with these ordinances. They should provide concise and thorough explanations of processes and procedures, as well as intelligently present the intent of the city's Archaeological Review Districts and Historic Districts Ordinances.

- 2-1-I-4 Strengthen and encourage partnerships with non-city historic preservation entities, including those at the federal, state, local, and private levels through participation in special projects, offering and receiving technical assistance, accepting grant funding to further programming, and disseminating information about such entities to the public through educational opportunities.
- The city has strong supportive relationships with the National Park Service, the New Mexico Historic Preservation Division, the New Mexico Heritage Preservation Alliance, the Historic Santa Fe Foundation, and the Old Santa Fe Association. Together these groups have assisted the city in the development of its historic preservation program. Due to the strength of this program, the city has been called upon to give historic preservation-related technical assistance to other municipalities. The cooperative relationship with these agencies will assist in furthering the city's program.*
- 2-1-I-5 Continue to support the diverse cultural activities that occur in Santa Fe which bring residents and visitors into physical contact with its tangible heritage resources, and develop programs aimed at the preservation of historic cultural traditions.
- These activities, including Spanish Market, Indian Market, Fiestas, arts, music, dance, oral history, etc., bring people into the city's historic environment and provide an opportunity for education about and appreciation for Santa Fe's historic and cultural resources. For more information about the preservation of cultural activities, see Chapter 9.*
- 2-1-I-6 Encourage and participate in the preparation of State Register of Cultural Properties and National Register of Historic Places nominations for resources which qualify for such listing.
- Listing archaeological, cultural, and historic resources provides a means by which the city can raise people's consciousness about Santa Fe's resources. Incentives for tax relief and occasional grant monies are available to owners for maintenance and preservation of these resources.*
- 2-1-I-7 Investigate and determine options for acquiring real historic property and interpreting it for the community's benefit.
- 2-1-I-8 Support Santa Fe County's effort to further develop and implement its historic preservation program to ensure consistency between the city and county preservation philosophy and programs.
- An opportunity exists to provide technical assistance to ensure that regional resources are managed consistently.*

2-2 HERITAGE RESOURCE IDENTIFICATION

- 2-2-I-1 Continue existing efforts to survey and resurvey resources.
- Since 1991, the city has been resurveying its historic districts producing more comprehensive data that is utilized in evaluating proposed alterations for conformance with preservation standards in the Historic Districts Ordinance.*

The resurvey effort has occurred as a result of assistance from both the public and private sectors. This work is usually conducted through contractual services; however, recently staff has conducted surveys as well. Archaeological survey occurs for the most part on a case-by-case basis through the development review process. The city has a strong program with national recognition for identifying archaeological, cultural, and historic resources.

- 2-2-I-2 Expand existing resource survey efforts to include recording characteristics or unique physical features and historic development patterns.

The character of Santa Fe's historic areas is defined by more than just buildings. Many other features are recognized as making a collective contribution to the city's distinctive cultural landscape. Such features should be identified and recorded locationally and include acequias, street forms and physical attributes, bridges, yard walls and fences, and other man made cultural landscape elements. For more information on natural resource preservation and conservation see Chapter 8.

- 2-2-I-3 Identify unrecorded historic resources and consider them for management objectives.

Santa Fe experienced a great deal of urban sprawl during the years immediately following World War II. Neighborhoods established during this time in some cases are and in other cases will soon be old enough to be considered historic. As well, there are known historic neighborhoods which have not been assessed for the contribution they make to Santa Fe's overall character. These areas should be identified through analysis of plats and surveyed for significance, a process which could include the training of interested neighborhood residents to undertake the survey and historic research. Areas of potential historic significance are shown on Figure 2-5. Residents within many of the neighborhoods shown have inquired of the city about overlay preservation zoning.

- 2-2-I-4 Locate and evaluate the significance of archaeological resources through the examination of known historic maps and other data sources.

In order to plan for impacts on or the unexpected discovery of archaeological resources, the city should review and assess known documentation identifying possible locations of such resources. This research can include the Sanborn insurance maps, Kings maps, and others. Based on a synthesis of existing information as well as an understanding of the location of vacant (and unsurveyed) land, a master plan of each of the three archaeological review districts can be prepared to better plan for the discovery of resources.

2-3 HERITAGE RESOURCE MANAGEMENT

- 2-3-I-1 Make management of archaeological, cultural, and historic resources a municipal commitment through integration of sensitive treatment of such resources in city-sponsored projects, including self-enforcement of municipal ordinances.

Municipal agencies are frequently accused of disregarding their own policies and regulations; Santa Fe is no exception to this accusation. The city should strive to set an example to the public by following the applicable rules it places on the private sector.

- 2-3-I-2 Review and amend the Archaeological Review Districts and Historic Districts Ordinances to ensure that the proper treatment of heritage resources continues.

As a result of the expanded recognition and desire to sensitively manage a wide range of cultural landscape features, the city should review these ordinances for compatibility with this policy. Consideration should be given to the development of a local ordinance that provides for the preservation of known significant historic and prehistoric sites on public and private lands.

- 2-3-I-3 Preserve structures and neighborhoods that exhibit individual architectural merit and that collectively exhibit the sense of place that Santa Fe possesses through the review and consideration of amendments to existing land use laws.

The city should review its ordinance standards for preservation of structures to ensure their effectiveness. This review should include the consideration and appropriate response to the fact that these standards are more specific to individual buildings and less specific to the preservation of overall district character. Standards should be created and considered for adoption which strengthen the preservation of overall district character.

- 2-3-I-4 Investigate and determine the appropriateness of adjusting existing historic district boundaries, designating additional historic districts, and establishing conservation districts (see Figure 2-5).

Based on the identification and assessment of additional historic resources, the city should evaluate district designations and consider the development and adoption of standards for conservation within new districts. Such standards should address the preservation of general neighborhood characteristics including bulk, mass, and building placement in lieu of

providing more detailed design standards. The community based Railyard Planning Project (1996-1997) supports the need for such an assessment especially within neighborhoods around the Railyard.

- 2-3-I-5 Establish standards for proper treatment of identified historic resources to which existing standards are not applicable.

In 1996, the city took steps toward designating cultural landscape features for protection (Acequia Madre, Delgado Street Bridge, and granite curbstones in Don Gaspar Historic District) without specific code standards in place. In 1988, an inventory and assessment of the acequia network in the northern portion of the city was completed (Figure 7-3 in Chapter 7: Infrastructure and Public Services shows historic acequias). Standards for the appropriate management of resources of this type should be adopted. In developing standards, proper coordination with all interested parties, including neighborhood and ditch associations, should occur.

- 2-3-I-6 Determine the appropriateness of developing management objectives and standards for archaeological resources located in the city's Extraterritorial Zone.

*The City-County Extraterritorial Zone has and will likely continue to experience a high rate of development. Archaeological resources have proven themselves to be abundant in this area. The high rate of annexation requests that come to the city from this area is an indicator that there is a likelihood that these archaeological resources will become a future management responsibility of the city. Management of these resources under the city ordinance will ensure the consistent treatment of them. The city is aware of the county's struggle to respond to management requests regarding these resources. Through a cooperative approach, the city could aid in assuring appropriate treatment of them and review options for the city's management of these resources. As well, the city should amend the Archaeological Review Districts Ordinance to include an automatic expansion of the Suburban Archaeological District to overlay approved annexations. There are currently areas of the city which were annexed **after** the adoption of this ordinance which are not located within any city archaeological district.*

2-4 PRESERVATION OF DIVERSE QUALITIES

- 2-4-I-1 Maintain Santa Fe's unique low-profile physical character, its characteristic landscape features, and preserve views and vistas within and beyond the city for the benefit of the community through a continual examination of and revision to land use and development codes.

Land use and development codes should be reviewed and adjusted as appropriate. Changes in public landscape treatments over the past century have had a great effect on the appearance of Santa Fe and have introduced nontraditional treatments and vegetation.

- 2-4-I-2 Research and develop standards for the establishment of a "transitional zone" around the city's historic districts so as to ensure compatible physical development at these locations.

Recent developments around the immediate boundaries of the city's historic districts are greatly inconsistent with the physical character of the historic areas and have been the subject of citizen concerns regarding the erosion of Santa Fe's visual character and associated quality of life. The establishment of such a zone will require that the city's physical character transition out of the historic areas toward new development. Such a zone will also assist in deterring the development of Santa Fe's historic areas taking on an "Old Town" feeling and will ensure that historic areas do not become surrounded by large scale incompatible development.

- 2-4-I-3 Investigate and determine options for providing local level tax or other incentives or relief for the preservation and maintenance of archaeological and historic resources.

The diverse demographics of the city is one of its cultural resources. While such incentives exist at the state and federal level, the city should take a leadership role in this need.

- 2-4-I-4 Encourage early consultation with representatives of proposed development to ensure that potential development is consistent with Santa Fe's historic patterns of land use and construction.

Early consultation typically results in a project that can meet the needs of the code and the developer, and therefore ensures the preservation of the city's characteristic qualities. Much energy on the part of city staff and a developer's representative can go into negotiating an already designed project which does not comply with the city's land use code.

- 2-4-I-5 Research and evaluate existing standards for street engineering and design, and adjust such standards as appropriate to ensure that the construction and alteration of streets are consistent with the character of the historic neighborhood in which they are placed.

Street forms and patterns and features can be one of the most characteristic traits of the city's historic neighborhoods. Standards for treatment of streets should be revised to ensure compatibility with such character, providing that emergency vehicle and other health and safety access is adequate.

2-5 COORDINATION OF PRESERVATION WITH AFFORDABLE HOUSING

- 2-5-I-1 Strive to achieve an appropriate balance between these policies and to effect a reasonable compromise through careful analysis of the potential economic impacts of all proposed regulations including those regarding historic district boundaries and neighborhood conservation districts.

- 2-5-I-2 Examine and determine the appropriateness of altering existing zoning standards to ensure compatibility of density, use, and physical character

within established neighborhoods and historic areas, while maintaining and providing affordable housing.

Although historic structures are managed sensitively under the Historic Districts Ordinance, there is tremendous development pressure within the historic districts. This development pressure encourages the sale, alteration and expansion, and change in use of these historic structures with a resultant loss in historic integrity and loss of overall character in the districts. The city's recent adoption of standards for determining appropriate height in the historic districts is an affirmative step in this direction. There is a need to maintain and provide affordable housing in all neighborhood areas.

3

LAND USE

3 LAND USE

The text and policies of the Land Use chapter are expressed through the Themes, Guiding Policies, and Implementing Policies. Land Policy Overlays (Figure 3-1), and Future Land Use (Figure 3-2) are graphic representations of these policies, designating only the proposed general location, distribution, and extent of land uses; they are not by themselves “the General Plan.” They should be used only in conjunction with other figures and text in the Plan. For some areas, additional detail is provided in documents such as the *Downtown Plan* and the *Historic Districts Handbook*. In other areas, additional detail will be included in a Community Area Plan.

Land use classifications, shown as letter designations, labels, graphic patterns, and/or color on Future Land Use (Figure 3-2), specify an intended range for housing density or building intensity for each type of land use. These density/intensity standards allow circulation and public facility needs to be determined; they also reflect the environmental carrying-capacity limitations established by other chapters of the General Plan (Figure 3-3). They do not directly correspond to existing zoning categories nor do they change the underlying zoning. Changes in zoning may be recommended in a Community Area Plan and subsequently changed by ordinance. Changes in the existing zoning classifications may also be changed by ordinance to more closely resemble the Plan’s classifications.

The following themes and guiding policies apply to this chapter:

THEMES

- Affordable Housing - Actively participate in the creation of affordable housing.
- Quality of Life - Enhance the quality of life of the community and ensure provision of community services for residents.
- Transportation Alternatives - Reduce automobile dependence and dominance.
- Economic Diversity - Develop and implement a comprehensive strategy to increase job opportunities, diversify the economy, and promote arts and small businesses.
- Sustainable Growth - Ensure that development is sustainable and that growth, conservation, redevelopment, and natural resource protection are balanced.
- Character - Maintain and respect Santa Fe’s unique personality, sense of place, and character.
- Urban Form - Promote a compact urban form and encourage sensitive/compatible infill development.
- Community-Oriented Downtown - Put community activities back into Downtown.
- Community-Oriented Development - Orient new development to the community; foster public life, vitality, and community spirit.
- Mixed Use - Provide a mix of land uses in all areas of the city.

GUIDING POLICIES

For additional policies related to affordable and economic development, see Sections 10.1 and 10.2 and Institutional Framework Section 11.

- 3-G-1 There shall be consistency between the General Plan and the city's land use development laws (see Section 11 policies).
- 3-G-2 There shall be a mix of uses and housing types in all parts of the city.

Mixed use should not just be encouraged, but in certain areas, such as the mixed-use districts(neighborhood centers) and redevelopment areas, it is specifically recommended in the General Plan.
- 3-G-3 There shall be infill development at densities that support the construction of affordable housing and a designated mix of land uses that provide an adequate balance of service retail and employment opportunities to address residential growth throughout the Urban Area, including the Railyard property.

3.1 EVOLUTION OF THE LAND USE PATTERN

The location of the first Spanish settlement at the foot of the hills north of the Santa Fe River and the initial arrangement of uses—church and governmental institutions to the north and east of the Plaza, and commercial and residential areas to the west and south—have played a large role in shaping Santa Fe's land use pattern. The official plan for the Plaza, which was strictly followed by the first Spanish settlement, was based on the Spanish precepts for new towns. The Plaza was to form the heart of the town; it was to be surrounded by arcades, and all major streets were to radiate out from it.

The city's growth and expansion were influenced by topography and the availability of water. For two and a half centuries after the city's settlement, almost all institutional and commercial activity was confined to the central core, which contained a true mix of uses, although residential development gradually extended outward. The hills to the north and the northeast restricted urban development in these directions, up until about 30 years ago, to a narrow band adjacent to the central area. Also, both the river canyon and Atalaya Hill on the east discouraged residential development. In comparison, the rolling topography to the west and the south presented few problems. Because of water availability, initial residential expansion from the core was along the Santa Fe River. Residential development was located also along Acequia Madre and its tributaries, and along Agua Fria, to the west and parallel to the river, because of the importance of Agua Fria as the Camino Real, the early trading route from Santa Fe to Mexico City.

While much of Santa Fe's growth has been incremental in nature, the city's form was fairly compact until large residential tracts were developed in the southern part of the city in the early 1950s. As late as the mid-1940s, when the city's population was about 25,000 (or about 40 percent of its current population), urban development was confined to an area of about

2,500 acres.¹ About 80 percent of the population lived in an oval area measuring 10,000 feet and 6,000 feet along the two axes, an area of about 1,300 acres. Thus, most residents lived

¹ *Santa Fe Comprehensive General Plan*, 1946.

within a half-mile radius—a ten-minute walk on average—of the Plaza. This area contained a fine-grained mix of uses, ensuring that jobs, schools, and commercial and recreational activities were within walking distance for most residents. While traffic congestion was an acknowledged problem even then, the narrow, winding streets posed relatively few constraints to the residents' overall mobility.

Except for some outlying rural development, until the last two decades or so, residential development in the Extraterritorial Zone was clustered in traditional communities. Rising housing prices and population growth in the region have prompted a more diffuse, less intense, and nontraditional form of development, which ignores the long history of urban design in Santa Fe.

3.2 CURRENT LAND USE PATTERN

Magnitude of Uses

Of the approximately 43,550 acres in the Urban Area; 17,492 acres (40 percent of the land) is currently developed or is the subject of an approved development project. Forty-eight percent of the developed land is devoted to single-family residential use; city and other public uses are the next major uses. The largest flat, undeveloped portions of the Urban Area lie to the south of the city.

Distribution of Uses

Santa Fe's street system and the location of jobs and commercial activity reinforce the radial development pattern of the city. Barring some relatively new streets such as St. Francis Drive and Paseo de Peralta, virtually all major roads lead to Downtown. The Downtown and the adjoining State Capitol Complex (together referred to as the Business Capitol District) are home to about 10,600 jobs, or one-third of the total wage and salary jobs in the Urban Area. This pattern of development has contributed to Downtown's vitality, and despite parking and congestion problems, it remains a much sought-after business address. A majority of state offices are located at the State Capitol Complex, while most of the rest are located at the South Capitol Complex, which lies southwest of Downtown. To the west and south of the Business Capitol District are generally older, moderate-density residential areas with a mix of housing types. To the northeast and northwest are lower-density residential areas.

Growth of the city has been accompanied by an increase in jobs and a decline in residential population in the Downtown. Increasing distances between residences and the Plaza, and the premium commanded by a Downtown location have resulted in relocation of most community-oriented retail uses to outlying locations. Increasing distances between jobs and residences have also forced an ever-increasing number of commuters onto the same streets.

Although much of this development pattern can be attributed to market forces and demands of the automobile, conscious planning policy has played an equally critical role. For example,

the 1946 General Plan foresaw new residential development at about 5.0 units per gross acre, compared to the then prevalent density of about 6.2 units per gross acre.² In

² Calculation using information in the 1946 Plan.

effect, actual development has been at even lower densities. The 1946 Plan also directed growth primarily to the south and southwest.

3.3 GENERAL PLAN LAND USE FRAMEWORK

The land use framework of the General Plan is embodied in Future Land Use (Figure 3-2), which is a graphic representation of the themes and policies that are contained throughout the Plan. It is the result of many months of work by the community and the Planning Commission. As a prelude to preparation of Future Land Use, three alternative sketch plans were prepared and evaluated—for qualitative planning aspects as well as for impacts on traffic and the environment, and the cost of supporting infrastructure. The selection of the Preferred Plan was a result of public commentary and suggestions at five hands-on workshops where the alternative plans were discussed and compared.

Ideas and principles that have shaped the General Plan land use framework include:

- **Compact Urban Form.** A majority of growth is contained within 4.0 miles of the Downtown, while most of the rest is within 5.5 miles of Downtown.
- **Reaffirmation of the Role of Downtown as the Center of Community.** Future Land Use (Figure 3-2) ensures that the Downtown location as the physical heart of the community is enhanced and that no new center rivals the Downtown in size and scale. Unlike development over the last two decades, realization of the Plan will result in a decrease in the average distance between residences and the Downtown.
- **Mix of Uses in All New and Existing Neighborhoods.** Most new residences are located within walking distance of neighborhood commercial centers, ensuring that services such as grocery stores are located close to where residents live.
- **Mix of Housing Types in All Neighborhoods.** Future Land Use (Figure 3-2) illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers.
- **Transit-Supportive Development.** Future Land Use (Figure 3-2) identifies transit-intensive corridors that will be serviced by high-frequency transit and will build on the success attained by Santa Fe Trails in a relatively short period. Employment centers, new neighborhood centers, and centers in existing neighborhoods are located so as to be served with a short loop to minimize the length of the transit network. Sites for two multimodal stations are also shown.
- **Protection of Natural Resources and the Environment.** Development on hillsides, steep slopes, riparian corridors, or flood plains is minimized or prohibited.
- **Protection and Conservation of Neighborhoods.** Future Land Use (Figure 3-2) envisages Santa Fe as a network of neighborhoods with individual identities but integrated into the overall fabric of the community. Limitations are imposed on the size and scale of development to prevent encroachment of large-scale commercial uses in neighborhoods (see Chapter 5).

- **Corridor Protection Area Between Urban and Rural Uses.** To prevent sprawl and delineate clearly the boundary between urban and rural areas, Future Land Use (Figure 3-2) shows a corridor protection area between urban and rural uses along the Veterans Memorial Highway (Santa Fe Relief Route) and Interstate 25. The hillsides to the east will result in a natural boundary between urban and rural development.
- **Minimal Impacts on Congested Streets.** This document respects Santa Feans' desire for narrower streets and locates development to minimize traffic along already congested north-south arterials such as Cerrillos Road and St. Francis Drive. This document recommends as a priority detailed planning for the land use and road network in the area of Cerrillos Road and Airport Road.
- **Commercial and Higher Density Residential Development Located away from Arterials.** The purpose is two-fold: to avoid strip-commercial development and to create neighborhoods away from the noise, pollution, and traffic of arterial streets.
- **Network of Open Space.** Future Land Use (Figure 3-2) illustrates a network of open space along the arroyos that will be realized over time and smaller parks within neighborhoods.
- **Respect for Traditional Communities such as Tesuque and Agua Fria.** This document affirms the independence of the communities in shaping their destinies; however, in many aspects, such as transportation and land use planning, a partnership between the city and the traditional communities will be essential. This document recommends as a priority establishing a joint planning effort to develop a community area plan for the Agua Fria Area.

Santa Fe Railyard Area

The City of Santa Fe purchased 50 acres of railyard property and is presently pursuing redevelopment of this property. The Santa Fe Railyard area will continue to be used as an active railyard, where trains utilize the historic depot; will provide sites for parks and open space, arts and cultural sites; a mix of retail, offices, public and private services; affordable housing, live/work opportunities, and other residential uses serving the daily needs of residents and workers within the Railyard and surrounding area, in a pedestrian and transit-oriented, traditional Santa Fe environment. Maximum store-size and parking limitations, as well as reduced minimum parking and shared-parking standards, will be established in the Railyard master plan. Development will be in accordance with urban design principles and standards set out in the Railyard master plan.

3.4 LAND USE CLASSIFICATIONS

This section describes the land use classifications designated on Future Land Use (Figure 3-2). Future Land Use is a graphic representation of policies contained in the General Plan. It is to be used and interpreted only in conjunction with the text and other figures contained in the General Plan. The legend of Future Land Use abbreviates the land use classifications described below, which represent an adopted part of the General Plan. Uses on sites less than ten acres in size are generally not depicted on Future Land Use.

Designation of a site for urban use on Future Land Use (Figure 3-2) may not necessarily mean that the site is ready for urban development right away; policies related to contiguity and phasing will regulate the timing of development.

The classifications in this section represent adopted city policy. They are meant to be broad enough to give the city flexibility in implementing city policy, but clear enough to provide sufficient direction to carry out the General Plan. Further details on development intensities, use mixes, and design are provided in Chapter 5: City Character and Urban Development. The city's land development laws will contain more detailed provisions and standards for land use, maximum and minimum densities, and building intensities than are described in the classifications. More than one zoning district may be consistent with a General Plan land use classifications.

3.5 USE CLASSIFICATIONS

Residential

Maximum densities are per gross acre of developable land, excluding areas subject to physical, environmental, or geological constraints and areas dedicated for riparian corridors, provided that at least one housing unit may be built on each existing legal parcel designated for residential use. Accessory units permitted by the zoning regulations and density bonuses for provision of affordable housing, if approved as part of the Zoning Ordinance will be in addition to densities otherwise permitted. Because residential densities are stipulated in gross acres, no loss of development potential will result for projects that have smaller blocks with more pedestrian, bicycle, and street connections.

The residential land use classifications are based on density, not on housing type. Thus, single-family homes can be built in an area designated for Medium Density, provided the overall density of the development falls within the stipulated density of the classification. The City Code may place limitations on the location of certain housing types, such as mobile-home parks. In order to conserve land and ensure the viability and efficiency of transit and other public services, development at densities lower than 5 units per acre is not permitted in newly annexed areas and future growth areas. The General Plan residential classifications are as follows:

- **Mountain Density Residential.** Up to 1 unit per 10 acres depending on slope and length of ownership as specified in the City Code. Located above the 7,400 foot contour. Clustered development, taking into consideration the natural character of the land, will be required. On existing parcels with 30 percent slopes or greater, only one residential unit per existing legal parcel is permitted.
- **Very Low Density Residential.** 1 to 3 units per gross acre depending on slope. On sites with slopes greater than 30 percent, only one unit per existing legal parcel is permitted. The classification mainly applies to detached single-family dwellings.
- **Low Density Residential.** 3 to 7 units per gross acre. The classification mainly applies to detached single-family dwellings, but attached single-family units or multifamily units may be permitted, provided each unit has ground-floor living area and private outdoor open space.

- **Moderate Density Residential.** 7 to 9 units per gross acre. The classification mainly applies to detached single-family dwellings, but may include attached or multifamily units, and is typical of existing and historic residential building stock in close proximity to downtown.
- **Medium Density Residential.** 7 to 12 units per gross acre. The classification mainly applies to attached single-family housing and multifamily units such as duplexes, triplexes, apartments and condominiums.
- **High Density Residential.** 12 to 29 units per gross acre. Dwelling types may include apartments, condominiums, and other forms of multifamily housing. This classification includes much of the multifamily development built in Santa Fe in recent years.

Regional Commercial

This designation is for existing retail shopping areas primarily in centers serving northern New Mexico residents and tourists. The existing regional commercial centers are Santa Fe Outlet Centers, Villa Linda Mall, and De Vargas Mall.

Community Commercial

This classification provides sites for retail shopping areas, focus on a plaza, containing a wide variety of businesses, including retail stores; eating and drinking establishments; commercial recreation; service stations; automobile sales and repair services; financial, business, and personal services; and educational and social services.

Neighborhood Center

Neighborhood Centers should include a public plaza as the focus for a mix of commercial civic and religious uses, offices, residential units and services to meet the needs of neighborhood residents, in a pedestrian-oriented, traditional Santa Fe environment. Maximum store size shall be 20,000 gross square feet. Parking requirements are established by land use regulations in City Code. A market analysis may indicate an appropriate mix of commercial uses. The existing Code provisions should be modified to include this revised list of uses, maximum as well as minimum parking requirements, and shared parking standards should be developed to reduce an automobile dominated landscape. Development of the centers should be in accordance with the Architectural Review Ordinance, Streetscape and Urban Design Guidelines and new guidelines developed expressly for Neighborhood Centers. Permitted uses will be those contained in the zoning ordinance, with residential density at a suggested maximum of 12.0 units per gross acre, subject to height and other development standards as stipulated by ordinance. The Future Land Use Map (Figure 3-2) shows the approximate locations of existing and future Neighborhood Centers.

Business Park

Business Parks shall provide areas appropriate for moderate- to low-intensity industrial and business park uses capable of being located next to commercial and residential areas with minimum buffering. Allowable uses include light manufacturing, wholesaling, distribution

and storage, retailing and small-scale restaurants as a related use only, and offices in a master planned landscaped setting. No raw materials processing or bulk handling would be allowed.

Office

This classification provides sites for administrative, financial, business, professional, medical, and public offices, and small-scale restaurants (as a related use only) in areas where retail and other community commercial uses are not appropriate.

Industrial

This classification provides and protects industrial lands for the full range of manufacturing, agricultural and industrial processing, general service, and distribution uses. Unrelated retail and commercial uses that could be more appropriately located elsewhere in the city would not be permitted. Performance standards in the Zoning Ordinance will minimize potential environmental impacts.

Public/Institutional

This classification provides for schools, child care facilities, human service facilities, museums, libraries, fire and police stations, government offices, transit sites, airport, and other facilities that have a unique public character. Where uses already exist on lands designated “Public/Institutional” on the Future Land Use Map (Figure 3-2), they are encouraged to remain on the site unless shown as part of a redevelopment district. All “Public/Institutional” uses located within a redevelopment district may expand without amending this plan. All other “Public/Institutional” uses proposing a change in use or increase in intensity require a General Plan amendment to the Future Land Use Map, prior to any rezoning or development plan consideration.

Parks/Open Space

These classifications provide for parks, recreation complexes, public and private golf courses, and open space based upon riparian corridors and other areas. Private parks such as golf courses and equestrian centers (Santa Fe Downs) are limited special use parks.

Historic Preservation Neighborhood and Conservation

The Historic Preservation and Neighborhood Conservation Area consists of older neighborhoods which were substantially developed prior to 1940. This area reflects older development patterns and buildings of historic merit.

This designation is designed to preserve stable residential areas close to the downtown and prevent the intrusion of business district uses while conserving the developed character of these neighborhoods, so that permitted densities are consistent with developed densities. A wide range of residential uses, such as apartments, townhouses, and single family detached houses are permitted.

The two arts and crafts districts in the older residential areas provide for the mix of residential uses with small arts and crafts shops, studios, and teaching studios. A limited

office and arts and crafts district provides a buffer district between established residential neighborhoods and St. Francis Drive by allowing for the allocation of certain office and arts and crafts uses which are not likely to generate heavy vehicular traffic.

Business Capitol

This designation provides for a full range of uses in the Downtown area, including retail stores, eating and drinking establishments and hotels; offices for financial, business, and personal services; educational, social service, and government offices; and housing.

Cerrillos Road/Airport Road/St. Michael's Drive Redevelopment Corridor

This classification is designed to provide opportunities for redevelopment by providing incentives for use intensification. While detailed planning for this area will be needed before specific uses and intensities can be established, it is expected that Cerrillos Road, the intersection of Cerrillos Road/Airport Road, and St. Michael's Drive will be targeted for mixed-use development, providing a variety of commercial (specific locations for big box retail), residential, and institutional opportunities. The Airport Road area will be targeted for a mix of residential uses along with office and institutional opportunities.

Corridor Protection Areas

This classification is designed and will be planned to provide a distinct physical boundary separation to minimize the effect of noise, artificial light, air pollution, etc. It will also provide a visual separation between urban and surrounding rural and highway uses. Residential use is limited to one residence per ten acres or one unit per existing legal parcel if smaller than ten acres. Agricultural operations compatible with surrounding urban uses, nurseries, parks and recreational opens space, campgrounds, and cemeteries would also be appropriate. Policies and design guidelines shall be developed to mitigate development within and adjacent to the Corridor Protection Area such as: screening with topography and transfer of development rights.

Old Pecos Trail Scenic Corridor

The Old Pecos Trail Scenic Corridor designates Old Pecos Trail, between Cordova Road and I-25, as a scenic roadway and recognizes its importance as an unspoiled entryway into downtown. Development standards, including land uses, density, and design controls, will be developed through a public participation process.

Greater Agua Fria Area

This classification is designed to identify the Greater Agua Fria Area including the Traditional Historic Community Area and other locations within the joint planning jurisdiction of the City and County of Santa Fe. Areas within the Greater Agua Fria Area have evolved from a rural character to take on a more suburban character. A community area plan will help to preserve the life style and character of semirural residential areas while providing for a sensitive urban development, mix of land uses, and residential densities.

Siler Road Redevelopment District

The Siler Road Redevelopment District is intended to allow this industrial area, located in close proximity to expanding residential areas, to develop land uses compatible with housing, and may be implemented through new mixed-use zoning district regulations which would specify appropriate land uses and design standards.

3.6 AMENDMENTS TO THE FUTURE LAND USE MAP

Any change from one land use classification to another classification as shown on the Future Land Use Map (Figure 3-2), proposed for any parcel, requires a formal General Plan amendment to the Future Land Use Map prior to any consideration for rezoning or development plan approval.

IMPLEMENTING POLICIES

- 3-I-1 Maintain minimum and maximum development intensities as designated in the Land Use Classification and on the Future Land Use Map.
- This implies, for example, that approval of a residential project at a Low-Density range on a site designated for Medium-Density Residential will require an amendment to Future Land Use (Figure 3-2). The average residential density of unbuilt projects with approvals in the city is only 1.1 units per acre, compared to densities between 5.0 to 9.0 units per acre in traditional neighborhoods.*
- 3-I-2 Amend existing land use codes to allow a mix of housing densities and housing types within a single parcel so that the average equals the density of 5 units per acre (gross) for affordable housing and falls within the density range described in Future Land Use (Figure 3-2) and Land Use Classifications.
- This provides a greater degree of flexibility in meeting affordable housing and economic development goals. Design controls and the density ranges established in Future Land Use will ensure that infill development is compatible with the character of surrounding neighborhood.*
- 3-I-3 Adopt an ordinance creating an infill zoning classification for small tracts of land that can include employment opportunities in addition to residential uses.
- Development of the ordinance creating the new zone will be subject to public review and approval as provided for in City Code. Rezoning a tract of land to this classification would require its inclusion in a Community Area Plan and/or neighborhood involvement in the planning process through public review and approval of projects by the Planning Commission, Summary Committee, Board of Adjustment, and the Governing Body.*
- 3-I-4 Create programs to provide development incentives, such as fee reductions and guaranteed fast-tracking of permit applications. Create assistance programs, such as loans from CIP funds for infrastructure redevelopment or assistance with off-site development costs.

- 3-I-5 Award density bonuses above the allowed residential density when projects include a set percentage of affordable housing units.
- 3-I-6 Require the inclusion of employment and neighborhood centers in future development/planning areas.
The size of the center must be in proportion to residential development.
- 3-I-7 Until Chapter 14 of the City Code has been revised, and the zoning atlas updated, require all rezonings, new subdivisions, and annexations to be consistent with the Future Land Use Map (Figure 3-2), and where possible with the pertinent goals and policies of this Plan.
- 3-I-8 Prepare specific plans for future growth areas to provide greater detail on design, phasing, infrastructure, land disposition, financing, water and sewer and traffic system impacts, and affordable housing.
- 3-I-9 Adopt an Old Pecos Trail “Scenic Corridor” designation and development standards for Old Pecos Trail between Cordova Road and I-25.

